



FILE: PA04-0052

DATE:

TO: File/Record/Applicant

FROM: Tim Neely, Director RDMD/ Planning and Development Services

SUBJECT: Planning Application PA04-0052 for Site Development Permit
Ladera Planning Community, Terramor Village Aquatic Park

APPLICANT: DMB Ladera LLC, property owner
Jay Bullock, Planning Solutions, agent

I. NATURE OF PROJECT:

The project is a Site Development Permit application for the establishment and operation of a recreation center to be known as "Aquatic Park" serving the Ladera Planned Community. The project is located southwesterly of the intersection of O'Neill Drive and Sienna Parkway in the Terramor Village section of Ladera, which is Planning Area 4B. The proposed recreation center is 7.14 acres in size and includes Lots 11, AM and AL of Tract Map 16341 and portions of Lots A and C of Tract 15987.

This proposed public and private neighborhood facility, or community non-commercial recreation center use, is a principal permitted use subject to an Area Plan per the Ladera Planned Community Program Text (Residential, Section III.C.3). Area Plan PA01-0109 for Planning Area 4B, approved April 9, 2002, included a "Village Club" park designation in roughly the same location as the subject proposal. Administrative approval of site development permits are required for the numerous Ladera recreational facilities, in accordance with Section III.D.8 of the Ladera PC text, which addresses the "Village Clubs" as commercial recreation facilities. The site development standards (setbacks, heights, fencing, etc.) are in conformance with Section III.C.4, pages 56-59 of the Ladera PC text.

Specifically, this Aquatic Park facility would entail 310,850 net square feet of area, including a skate park, swimming pool, water play area, tot lot, turf play area, picnic areas with tables and barbeques and a 2,635 square foot restroom building. The skate park, swimming pool and water play area are open only to the residents of Ladera and are accessed via card-actuated gates. The balance of the facility is open to the general public. In addition, this site plan includes a maintenance yard area and 770 square foot maintenance building/restroom. The maintenance building will serve the entire Planned Community, but particularly landscape maintenance in Covenant Hills Village and Terramor Village (Planning Areas 4A, 4B and 5). A total of 63 off-street parking spaces are provided, including 2 handicap spaces (an open play turf area would provide for an overflow parking area with an additional 33 parking spaces). Access to the site is from O'Neill Drive with a fire access from Mocha Lane on the south.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and the Ladera Planning Community Development Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA010109. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Tim Neely, Director
RDMD/Planning and Development Services Department

By: _____
John B. Buzas
PDS/Current and Advance Planning Services

WVM

FOLDER: My Documents/Ladera/PA04-0052 Staff

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.